LOT 9
BEACHWAY @ NASSAU LAKE #1B
PB 6/303

NEWLAND THOMAS & PENELOPA
96763 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

2023

27-2N-28-014B-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

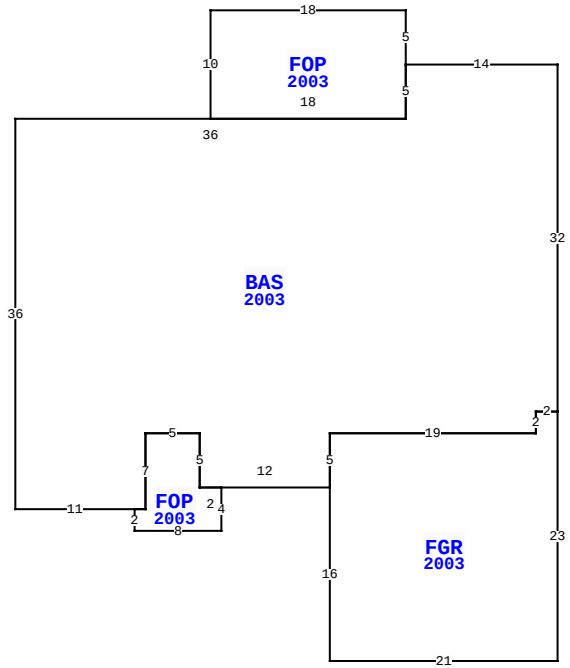
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4057.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,660	100	1,660	193,725
FGR	445	55	245	28,592
FOP	55	30	16	1,868
FOP	180	30	54	6,302
TOTALS	2,340		1,975	230,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,975	106.8200	126.85	250,529	2003	2006	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2004 Heated Area: 1660 HX Base Yr 2004



96763 ARRIGO BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		230,487
TOTAL MARKET OB/XF VALUE		6,727
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		312,214
SOH/AGL Deduction		171,457
ASSESSED VALUE		140,757
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		90,757
TOTAL JUST VALUE		312,214
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2000908	REPAIR/RRF	7,000	02/01/2020
B0210591	NEW CONSTR	120,231	12/20/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2637/1993	5/09/2023	WD	Q	I	01	404,000
GRANTOR: STALVEY GUY G & PAMEL						
GRANTEE: NEWLAND THOMAS & PE						
1146/1970	6/19/2003	WD	Q	I		153,800
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: STALVEY GUY G & PAM						

BUILDING NOTES

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
2	0811	CONCRETE B	0	100	0	0	835.00	SF	5.20	5.20	100	2003	2003	3	84	3,647	

BUILDING DIMENSIONS

BAS=[YR=2003] W14 FOP=[YR=2003] N5 W18 S10 E18 N5 $ S5 W36 S36 E11 FOP=[YR=2003] S2 E8 N4 W2 N5 W5 S7 W1 $ E1 N7 E5 S5 E12 FGR=[YR=2003] S16 E21 N23 W2 S2 W19 S5 $ N5 E19 N2 E2 N32 $.

LAND DESCRIPTION

TOTAL OB/XF 6,727

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 03/01/2017 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS